Redevelopment scheme by DDA

5152. SHRI CHATURANAN MISHRA: Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether the Delhi Development Authority have prepared redevelopment Schemes for local Shopping Centres in Delhi and New Delhi.

(b) if so, details thereof indicating the area, dates of finalization of Schemes, dates of approval of notifications by the DDA/or by the Government of India.

(c) whether Authorities like Delhi Municipal Corporation, New Delhi Municipal Committte, Delhi Urban Arts Commission, Fire Department and others were associated/consulted with each and evey such scheme; and

(d) whether the owners can obtain one window clearance from the Delhi Development Authority/Delhi Municipal Corporation/New Delhi Municipal Committee for sanction of Building Plans submitted by them where such Plans are prepared strictly in accordance with the relevant scheme ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) Yes, Sir.

(b) Redevelopment Scheme of Local Shopping Centre at Bangla Sahib Road (D-5) approved by the Ministry of Urban Development by letter dated 11-1-90.

(c) All concerned authorities were associated/consulted.

(d) No. Sir. The building plans are approved by the concerned local authority only after their clearence by other concerned authorities like DDA, Delhi Urban Art Commission and Delhi Fire Service.

Discrimination with retired/retiring Government employees for allotment of houses

5153 PROF. VIJAY KUMAR MALHOTRA : Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Unstarred Question 3542 given in the Rajya Sabha on 18th March, 1994 and state :

(a) the reasons for showing discrimination to the retired/retiring Government employees in the matter of payment terms for priority allotment of houses to them; and

(b) the corrective steps taken by Government in this regard and if not, the reasons therefor ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) and (b) The DDA has reported that there is no discrimination in the mode of payment of cost of flats in the cases of priority allotment of flat to retired/retiring public servants. However, the scheme for priority allotment of flats to retired/retiring public servants are announced to cover the persons who have already retired or are retiring within a given span of time. The DDA has recently decided to launch a scheme for retired and retiring persons whereby retired persons would be asked to make payment on cash down basis as they would generally have received various retirement dues whereas retiring persons would be permitted to pay instalments upto the date of retirement and the balance at the time of retirement

Difficulties in conversion from lease-hold properties to freehold

5154. SHRI V. HANUMANTHA RAO : Will the Minister of URBAN DEVELOPMENT be pleased to refere to the answer to Starred Question 292 given in the Rajya Sabha on 18th March, 1994 and state :

(a) whether Government attention as been drawn to critical reports to the effect that the process of conversion of properties from lease-hold to freehold is ridden with procedural difficulties and administrative delays and very little progress has been made in the matter of conversion;

(b) if so, the steps Government proposes to take to simplify the procedures and fix a time limit of three months, for conversion; and

(c) if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) Instances of delay in disposal of applications received for conversion of leasehold tenure of land into freehold were brought to the notice of the Government.

(b) and (c) The position was reviewed from time to time and clarificatory instructions issued to lease administering authorities simplifying the procedure and also prescribing time frame at various levels for ensuring disposal of such applications within 3 months.

Reduction of conversion charges

5155. SHRI V. HANUMANTHA RAO : Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Starred Question 292 given in the Rajya Sabha on 18th March and state :

(a) whether it is a fact that a writ petition is pending in the Delhi High Court from residents Welfare Associations etc. for reduction of the conversion charges;

(b) if so, whether the last date for submitting applications for conversion will be extended till the High Court gives its judgement in the matter; and

(c) if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) Yes, Sir.

(b) and (c) The Scheme of conversion being open ended and optional and there is no last date for submission of applications. However, as per the scheme the rates for conversion charges are to be notified from time to time. The present rates would continue upto 30-6-1994. Thereafter the rates would be revised upward by 25%.

जामा मस्जिद फुटपाथ हाकरों का पुनर्वास

5156. **श्री मोहम्मद अफजल उर्फ भीम अफजल** : क्या शहरी विकास मंत्री यह बताने की कृपा करेंगे कि :

(क) क्या यह सच है कि सरकार द्वारा दो वर्ष बीत जाने के बाद भी जामा मस्जिद फुटपाथ हाकर्स संयुक्त समिति, दिल्ली को जगह आवंटित किए जाने के बारे में अब तक कोई निर्णय नहीं लिया गया है और यह लोग पिछले 18 वर्ष से मारे-मारे फिर रहे हैं;

(ख) यदि हां, तो उन्हें वैकल्पिक जगह कब तक उपलब्ध करायी जाएगी; और

(ग) यदि नहीं, तो उसके क्या कारण हैं ?

शहरी विकास मंत्रालय में राज्य मंत्री (श्री पी. के थुंगन) : (क) से (ग) सूचना एकत्र की जा रही है और सभा पटल पर रख दी जाएगी।

RATIONALISATION OF JURISDICTION OF P&AO IN CPWD

5157. SHRI GAYA SINGH : Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Unstarred Question 3474 given in the Rajya Sabha on the 24th December, 1993 and state :

(a) the name of the Divisions, Circles and Zones of the C.P.W.D. under the jurisdiction of each of the 8 pay and Accounts Offices ; and

(b) whether there is a proposal under Government's consideration to increase the number of Zonal Pay and Accounts Offices with a view to rationalise the jurisdiction of each P and A.O. and to retrieve equitable distribution of work among them ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON) : (a) The number of Zones, Circles and Divisions of CPWD attached to each P&AO is given below :—